

11301

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 11301

To be completed by persons of the Japanese race having no property in any protected area.

NAME: KAMINO, Hanako (Mrs. Stephen Atsumu).

HOME ADDRESS: 1952 W. 4th Ave., Vancouver, B. C. REGISTRATION No. 01894

SEX: Female AGE: 48 MARRIED: Yes.

OCCUPATION AND EMPLOYER: Housewife.

NAME OF WIFE OR HUSBAND: Atsumu, ¹⁹⁴⁴⁻¹⁹⁴⁵ ADDRESS: 1952 W. 4th Ave., Vanl, B.C.

Yoshiko (F) 26. (Home); Tsuneo (M) 28. ADDRESS: Unit #3, Taft, B. C.
NAMES OF LIVING CHILDREN: Takeko (F) 24; ADDRESS: 133 Farmhan, Ont.
Yasuo (M) 22. ADDRESS: 14 Mile Camp, Hope, B. C.
Koshiko (F) 19; Tamio (M) 18; Tokio (M) 16; Mitsuo (M) 14; -1952 W.4th Ave., Van.
Akio (M) 12; Masako (F), 10; Chiyoko (F) 8; ADDRESS: " " " "
Katsuko (F) 6. ADDRESS: " " " "

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 11th day of July, 1942.

WITNESS: D.M. Chope.

(Signature) Harabsh Kaminoo

11301

INFORMATION FROM R.C.M.P.

Date July 15, 1943

Our File No. 11301

Full Name KAMINO, Hanako (MRS. Stephen Atsumu)
(Surname in Block Letters)

Registration No. 01894 Male - Female
(check) Age Mar 15, 1894

Former Address 1952 W. 4th Avenue, Vancouver, B. C.

Date Evacuated 12/9/42 Naturalized - Canadian-Born - National
(check)

Present Address Tashme, B. C.

18/3/47/193 Lower Ave. Lower B.C.

Married - Single
(check)

Name of Wife _____

Name of Husband Stephen Atsumu - #00492

Name of Mother Deceased Name of Father Deceased

Names of Children under 16 Mitsuo (M) - 14; Akio (M) - 12; Masako (F) - 10; Chiyako (F) -

8; Katsuko (F) - 6; Toshiko (F) - #02068; Tateko (F) - #02064; Yasuo (M) - #07299; Tsuneo (M) -

#01466; Tamio (M) - #03516.

Requested by B. McKim

Registered with Custodian Yes
(Yes or No)

Additional Information _____

10446
11301

May 5th, 1947.

REGISTERED MAIL

Mr. and Mrs. Stephen Atsumi KAMINO,
Reg. Nos. 00492 and 01892,
193 Cowan Avenue,
Toronto, Ontario.

Dear Sir and Madam:

We enclose herewith Custodian cheque in the sum of \$24.80, representing the entire credit in your joint account with the Custodian and being the balance of funds derived from sale of real property.

You have already been forwarded a statement relative to the sale of Lot 10, known as 1952 West 4th Avenue, Vancouver, together with a statement of your joint account up to September 22nd, 1945, which showed a credit balance at that time of \$614.80. Our letter to you of February 27th, 1946, enclosing the above-mentioned statements, outlines subsequent entries made in the joint account which reduced the credit balance to \$24.80, the amount of the cheque now enclosed.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER
Enc. - Custodian cheque \$24.80
- Return envelope

December 6, 1945.

P. S. Ross & Sons,
Chartered Accountants,
Royal Bank Building,
Hastings & Granville Sts.,
Vancouver, B. C.

Dear Sirs: Re: Union Fish Co. Ltd. - Int. File 124.

With reference to our letter of September 19th where-
in we advised you that Mr. and Mrs. Stephen Atsumi KAMINO dis-
puted the claim of \$31.89 against them by the above Company, we
advised you that in the circumstances there was nothing further
we could do in this matter and we gave you the address of these
Evacuees in case you wished to take the matter up with them direct.

This letter is merely to inform you that we have receiv-
ed a request for the release of all funds standing to the credit
of these Evacuees, and in line with our present policy it is our
intention to forward their total funds to them at the address given
in our letter of September 19th, 1945.

If you have not communicated with these Evacuees and wish
to do so we, of course, have no objection.

Yours truly,

P. Douet,
Administration Department

PD/ER

10446 - 11301 - Int. 124

September 19th, 1945

P. S. Ross & Sons,
Chartered Accountants,
675 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Union Fish Company Limited.
Int. File 124

We have a claim on file by the above against Mr. and Mrs. Stephen Atsumi KAMINO in the amount of \$31.89.

On taking up this matter with them recently they inform us that when they left Vancouver they owed nothing to the above Company, as although they did at one time run a monthly account they subsequently dealt on a C. O. D. basis. They are very definite about not owing this amount to the Union Fish Company Limited, and we are afraid there is nothing further we can do in this matter.

Should you wish to communicate with them their address is as follows:

Mr. & Mrs. Stephen Atsumi KAMINO,
Reg. No. 00492 and 01894,
C/o James Elford,
P. O. 41,
Humber Bay, Ontario.

Yours truly,

P. Douet,
Administration Department

PD/ER

C
O
P
Y

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11301

January 3rd, 1944

Mr. & Mrs. Stephen Atsumi KAMINO,
Registration Nos. 00492 & 01894,
14 Mile Ranch,
Tashme, B. C.

Dear Sir and Madam:

Re: Catalogue No. 332
1952 W. 4th Avenue
10/246/526

Please be informed that 1952 W. 4th Avenue has been sold as of October 27th, 1943, for the sum of \$1800.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price	\$1800.00	
Less Commission @ 5%		90.00
" Payment of taxes		61.73
" amount due on mortgage		30.00
		<hr/>
		181.73
Net credit to your account	\$1618.27	

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP/EB
cc to B. C. Security Commission
(for your information)

November 3rd, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 10446 and 11301
NAME: Stephen Atsuo KAMINO and Hanako KAMINO
CATALOGUE NO: 332
RE: 1952 West 4th Avenue, Vancouver, B. C.
Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 10, Block
246, District Lot 526, Group 1, New
Westminster District, Plans 590 & 3932

Encumbrances: 30806 M. 26/6/43. 12.10 Mary Rodgers
Mortgage for \$226.00. Less than \$30.00
due (to be paid off from proceeds of
sale).

Taxes: 1943 taxes of \$61.73 unpaid. No
arrears.

Vested: No. 34517

VALUATION BY APPRAISER: \$1600.00
AMOUNT OF BID: \$1800.00
APPROVED BY ADVISORY COMMITTEE: October 20th, 1943
AMOUNT RECEIVED BY CUSTODIAN: \$1800.00
NAME OF PURCHASER: Ralph A. McGregor.

EW/S

K. V. FRIGHT

Catalogue No. 332
Files No. 10445 &
11301

November 2nd, 1943.

MEMORANDUM

TO: Mr. K.F. Wright

FROM: Mr. D.A. Crosser

Stephen Atsuro KAMINO - Reg. No. 00492
and
Ezako KAMINO - Reg. No. 01894
City of Vancouver
Lot 10, Blk. 246, D. L. 526, Sp. 1,
E.W.D., Plans 590 and 3932.
Certificate of Vesting No. 34517.

We enclose herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate ----- RALPH A. MCGREGOR.
4. Copy of letter showing to whom sold and price paid for the property.
5. Memorandum from Administration Department confirming valuation, and approval of Advisory Committee.

Certificate of Indefeasible Title Number 75742-L is in the Land Registry Office.

D. A. Crosser

DAC:JS
Encls.

REAL PROPERTY MEMORANDUM

File No. 10446 and 11301

Name: Stephen Atsumi KAMINO and Hanako KAMINO

Catalogue No. 332

Res 1952 W. 4th Avenue, Dwelling.
10/246/526

TITLE AND ENCUMBRANCE.

A. Title No. 75742 L

Property. Lot 10, Blk. 246, D.L. 526, G. 1, D.S.W. Plans 590 and 3932.

Name. Stephen Atsumi Kamino and Hanako Kamino(his wife) as joint tenants.

Whereabouts. Land Registry Office.

B. Charges.

Registered. Mtge. to Mary Rogers due 24/6/43 for \$226.00 payable \$20 monthly. Almost paid. less than \$30 due according to J. L. Clark agent. Discharge available at moments notice from J. L. Clark.

Vested: 34517

Unregistered: No evidence of any.

Taxes: \$61⁷³ 1943 not paid
no arrears or interest.

Insurance: Halifax FDR ²⁰⁰⁰ 29/9289 \$2000. Exp. 1/8/46

Assessed Value: Land.

Improvements.

Valuation by Appraisers \$1600.00

Amount of Bid: \$1800.00

Approved by Advisory Committee: 20/10/43

Paid as shown in attached letter. ✓ Effective date 27/10/43 selling agent also named agent J. L. Clark Realty.

Base of transfer as attached letter. ✓

ADMINISTRATION:

Tenancy. \$30 month through J. L. Clark Realty.

Chattels. Apparently none in dwelling. JP Form states "leaving with friends".

copy

File No. 11301

January 21, 1943

Memo for File

Re: KAMINO, Banako (Mrs. Stephen Atsumu)

The property under this file is being administered under the husband's file (Stephen Atsumu Kamino), File No. 10446.

GEM/CR

A handwritten signature in cursive script, appearing to read "G. M. ...", is written over the typed text.

10446 - 11301

February 27th, 1946

Mr. and Mrs. Stephen Atsuni KASINO,
Reg. Nos. 00492 and 01892,
C/o James Hiford,
P. O. Box 41,
Nashua Bay, Ontario.

Dear Sir and Madam

Box Catalogue No. 332,
1952 E. 4th Ave., Vancouver, B.C.
Lot 10, Bldg. 246, D. L. 426.

Respecting the previous correspondence we have had with you regarding the sale of the above real property and about which you have been fully advised, we enclose for your records a revised statement showing the net proceeds from this sale, namely \$1709.96.

We also enclose a statement of your joint account which includes the above figure and shows the credit balance of \$614.80 at the date indicated, namely September 22nd, 1945. Since then the following payments have been made:

November 16/45 - Payment of a debt	
to Toshiaki SMI	\$190.00
December 6/45 - Cheque to you	<u>140.00</u>
Totals	\$330.00

which thus leaves a credit balance in your account of \$24.80.

We would remind you that we have not yet heard from you in reply to our letter of December 6th, 1945.

Yours truly,

F. Doust,
Administration Department

FD/EB
Enc. 2
cc Department of Labour, Japanese Division.

STATEMENT RE SALE OF:

Catalogue No: 392

Street Address: 1952 W. 4th Avenue,
Vancouver, B.C.

Legal Description: 10/246/526

Name: KAHINO, Stephen Atamu
KAHINO, Hunko

File No: 10446 - 11301

Reg. Nos 00492 - 01894

Date of Sale and Adjustments October 27, 1943

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$ 1800.00
Real Estate Agents Commission	\$ 90.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	4.50	
Encumbrances:		
Mortgage		
Mortgage		
Interest of Sales		
Other Charges		
Adjustments:		
Fire Insurance		
Taxes		10.99
Water		2.47
	<u>103.90</u>	<u>1813.46</u>
Net Proceeds credited to your account		1709.56

Date: February 21, 1946Compiled by: George Peters

Stephen Atsumi & Hiroko Asano

File No. 10645 & 11301
Reg. No. 00692 & 01892

Date	Particulars	Debit	Credit	Balance
1942 June 24	Loan by way of Mortgage favour Mrs. Rogers		\$ 213.65	
September 3	Land Registry Office - Certificate of Securitance H. P. Kyle - balance on Agreement Mortgage, Deed, Registration fees Repairs Taxes Water rates Fire Insurance premium	1.00 85.09 27.30 123.50 128.39 28.75 10.10		
1943 August 11	Rents collected Agent's commission Mortgage payments \$213.42 & Int. \$15.12 Mortgage release Taxes	25.50 228.60 2.00 61.73	360.00	
October 27	Balance rents to date, nett Credit re Sale of Property		53.32	
1945 September 22	Cheque to you		1,709.96	
		<u>1,000.00</u>		
		\$1,721.96	<u>\$2,336.76</u>	

CR \$ 614.80

SUMMARY of LIABILITIES

File No. 11301

March 17th, 1947.

Re: Naoko KANINO (Mrs. Stephen Atsumi)
Registration No. 01894

No claims against the above Japanese person are revealed on this
file.

The above summary is certified
to be in accordance with the
information on file:

E. Robertson
E. Robertson.

/EA

PERSONAL PROPERTY SUMMARY

File No. 11301

March 17th, 1947

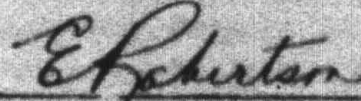
Re: Hanako KAMINO (Mrs. Stephen Atsumu)
Registration No. 08194

Specified Articles:

No Specified Articles belonging to the above Japanese are revealed on this file.

NO PERSONAL PROPERTY OF ANY KIND BELONGING TO Hanako KAMINO IS REVEALED ON THIS FILE.

The above summary is certified to be in accordance with the information on file:


E. Robertson.

REAL PROPERTY SUMMARY

JAPANESE NAMES: Stephen Atsumu KAMINO Reg. No. 00492 File No. 10446.
Hanako KAMINO " " 01894 " " 11301.

CATALOGUE NO: 332.

PROPERTY ADDRESS: 1952 West 4th Avenue, Vancouver, B.C.

LEGAL DESCRIPTION: City of Vancouver, Lot 10, Block 246, District Lot 526, Group 1, N.W.D., Plans 590 and 3932.

TITLE: Registered in the names of Stephen Atsumu KAMINO and Hanako KAMINO (His Wife) (Joint Tenants).

ENCUMBRANCES: 308061. 26/6/42. 12.10. Mary Rodgers. Mortgage for \$226.00 payable \$20.00 monthly, Balance 21/6/43. This Mortgage was paid off in full and release filed December 10/43.
Vesting Order filed No. 34517, dated July 25th, 1942.

ASSESSED VALUES: Land - \$530.00
Improvements - \$50.00 - \$1380.00. Taxes - \$49.74.

CLASSIFICATION: This is a 2 storey 6 room house built on a 25' x 105' lot. The valuator reports as follows:- "This is a 2-storey, 6-room house, inside in good condition. Outside needs repairs, new furnace needed. Is high up from street and on car line, which is not desirable for a residence. Value \$1600. Pemberton Realty Corpn. Ltd., W.G. Moore".

HISTORY OF ADMINISTRATION: This property was leased by J.L. Clark (Rental Agent for the Custodian to Gordon Metcalf, as from date of evacuation of Mr. and Mrs. KAMINO. They were evacuated August 25th, 1942 and Mr. G. Metcalf took possession September 1st, 1942, on a monthly basis at a rental of \$30.00 per month, payable in advance.
Rents collected on account of Stephen Atsumu KAMINO and Hanako KAMINO - \$450.00 against which were the following charges:

Paid on account of Mortgage	\$228.60
Expenses re Mortgage, Deed and registration	29.30
Interest	6.00
Water Rates	28.75
Paid Rentfree for repairs	123.50
Commissions	24.00
	<u>\$440.15</u>

SOLD: To Ralph A. McGregor for \$1800.00 as October 27th, 1943. Approval of Advisory Committee - October 20th, 1943.
Funds released to the credit of Stephen Atsumu KAMINO and Hanako KAMINO'S Joint Account as at December 3rd, 1943, against which were the following charges: Real Estate Commission \$90.00, Valuation-\$5.00, Advertising - \$4.00, Registration Fees - \$4.50 = \$103.50

\$103.50,

Page 2.

File Nos. 10446 and 11301.

leaving a net credit of \$1696.58 from said transaction.

Adjustments as at October 27th, 1943, to the amount of \$10.99 being Purchaser's share of Taxes and \$2.47 Purchaser's share of Water Rates = \$13.46, were placed to the credit of the Joint Account of Stephen Atsumi KAMINO and Hanako KAMINO.

OLD CERTIFICATE OF TITLE

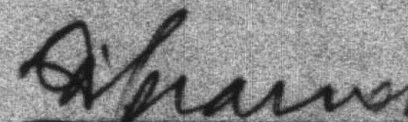
No. 75742-L4

Was on deposit in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 94887-L in the name of Ralph A. McGregor, was handed to him on January 6th, 1944, and his receipt of January 6th, 1944, is on file.

The above summary is certified to be in accordance with information on file.

September 16th, 1946.


D. A. CRAMER.

DAC:JS